

EXHIBIT A



Tenant Statement of Account
as of 04/23/2019
Excluding Deposits

Page 1 of 3

Tenant #: 13990

Kmart Corporation #3131
c/o Sears, Roebuck and Co.
Attn: VP R/E Dept 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

Month /Date	Invoice	Lease	Bill Code	Description	Amount	Monthly Balance	Running Balance
Frederick County Square							
				Beginning Balance as of 12/30/2017			145,975.35
2018 January							
01/01	1233223	31128	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
01/11				Check #: 32029196	(18,958.33)		
				Total Monthly Payments	(18,958.33)	0.00	145,975.35
2018 February							
02/01	1235436	31128	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
02/06				Check #: 32030037	(18,958.33)		
				Total Monthly Payments	(18,958.33)	0.00	145,975.35
2018 March							
03/01	1237372	31128	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
03/08				Check #: 32030831	(18,958.33)		
				Total Monthly Payments	(18,958.33)	0.00	145,975.35
2018 April							
04/01	1239443	31128	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
04/12				Check #: 32031592	(18,958.33)		
04/16				Check #: 131159603	(145,975.35)		
				Total Monthly Payments	(164,933.68)	(145,975.35)	0.00
2018 May							
05/01	1241712	31128	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
05/11				Check #: 32032350	(18,958.33)		
				Total Monthly Payments	(18,958.33)	0.00	0.00
2018 June							
06/01	1244731	31128	RRTL	Retail Rent	18,958.33		

washreit.com
NYSE: WRE

1775 I Street, NW, Suite 1000
Washington, DC 20006
+1 202 774 3200

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c/o Sears, Roebuck and Co.
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3333 Beverly Road
Hoffman Estates, IL 60179

Month /Date	Invoice	Lease	Bill Code	Description	Amount	Monthly Balance	Running Balance
				Total Monthly Charges	18,958.33		
06/05				Check #: 32033104	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 July							
07/01	1246965	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
07/03				Check #: 32033810	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 August							
08/01	1249245	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
08/07				Check #: 32034513	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 September							
09/06	1251547	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
09/04				Check #: 32035192	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 October							
10/01	1254137	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
10/09				Check #: 32035853	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 November							
11/01	1255161	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
11/05				Check #: 34000282	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	0.00
2018 December							
12/01	1256591	36118	TAXR	Taxes - 7/1/18 - 6/30/19	146,017.43		
12/01	1258339	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	164,975.76		
12/07				Check #: 34000709	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						146,017.43	146,017.43
2019 January							
01/01	1260387	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
01/09				Check #: 34001106	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	146,017.43

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3333 Beverly Road
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Page 3 of 3
Tenant #: 13990

Month /Date	Invoice	Lease	Bill Code	Description	Amount	Monthly Balance	Running Balance
2019 February							
02/01	1261275	36118	RRTL	Retail Rent	18,958.33		
				Total Monthly Charges	18,958.33		
02/06				Check #: 34001556	(18,958.33)		
02/26				Check #: 140090406 Post-Petition Real Estate Tax	(31,203.72)		
				Total Monthly Payments	(50,162.05)		
						(31,203.72)	114,813.71
2019 March							
03/01	1265386	36118	RRTL	Retail Rent	18,958.33		
03/01	1347006	31128	LEGL	Reversed March 19 Invoice	(811.25)		
03/19	1267799	31128	LEGL	March 19 Invoice	811.25		
				Total Monthly Charges	18,958.33		
03/04				Check #: 34001932	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						0.00	114,813.71
2019 April							
04/01	1268157	36118	RRTL	Retail Rent	18,958.33		
04/23	1271092	36118	H2O	3.2019 Water	2,466.14		
				Total Monthly Charges	21,424.47		
04/05				Check #: 34002242	(18,958.33)		
				Total Monthly Payments	(18,958.33)		
						2,466.14	117,279.85
				Ending balance for Frederick County Square :			117,279.85

5039

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Property No.	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2018 - 06/30/2019	02-046288	2019	FY	NOT A PRINCIPAL RESIDENCE	1307010	07/01/2018

WASHREIT FREDERICK COUNTY SQ LLC
1775 EYE ST NW
SUITE 1000
WASHINGTON, DC 20006-2404

Property Description
0.98 AC
OFF BAUGHMAN'S LANE
Liber 10735 Folio 318

Charges	Assessment/Units	Rate	Amount
STATE TAXES	1,746,733	.112000	1,956.34
COUNTY TAX DIFFRNTL	1,746,733	.941300	16,442.00
FREDERICK CITY TAX	1,746,733	.730500	12,759.88
SYSTEM BENEFIT CHG	6	125.000	750.00
TOTAL			31,908.22
TOTAL DUE			31,908.22

County Rate	Constant Yield	Difference
1.06	1.0351	.0249

If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.

503931411. 53579 \$30,220.20
503931411. 17257 \$1,396.20

ds
4/9/18

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK
COUNTY
MARYLAND

Property No	Year	Bill Type	Bill No.
02-046288	2019	FY	1307010

Return this coupon with your payment

☐ Check here if your address changed
& enter changes on the reverse side

WASHREIT FREDERICK COUNTY SQ LLC
1775 EYE ST NW
SUITE 1000
WASHINGTON, DC 20006-2404

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	467.38	16,046.49
JAN	623.17	16,202.28
FEB	778.96	16,358.07

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208201980130701070001543310500000000000

FREDERICK
COUNTY
MARYLAND

Property No	Year	Bill Type	Bill No.
02-046288	2019	FY	1307010

Choose payment option below
Return this coupon with your payment

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& enter changes on the reverse side

WASHREIT FREDERICK COUNTY SQ LLC
1775 EYE ST NW
SUITE 1000
WASHINGTON, DC 20006-2404

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-292.02	31,616.20
AUG	-146.02	31,762.20
SEP	0.00	31,908.22
OCT	319.08	32,227.30
NOV	638.16	32,546.38
DEC	957.26	32,865.48
JAN	1,276.34	33,184.56
FEB	1,595.42	33,503.64

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-146.01	16,183.10
AUG	-73.01	16,256.10
SEP	0.00	16,329.11
OCT	163.29	16,492.40
NOV	326.58	16,655.69

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

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Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Property No.	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2018 - 06/30/2019	02-039168	2019	FY	NOT A PRINCIPAL RESIDENCE	1306425	07/01/2018

Property Description

20.11 AC
RT. 40 & BAUGHMAN'S LANE

Liber 10735 Folio 318

WASHREIT FREDERICK COUNTY SQ LLC
1775 EYE ST NW
SUITE 1000
WASHINGTON, DC 20006-2404

Charges	Assessment/Units	Rate	Amount
STATE TAXES	18,476,100	.112000	20,693.23
COUNTY TAX DIFFRNTL	18,476,100	.941300	173,915.53
FREDERICK CITY TAX	18,476,100	.730500	134,967.91
SYSTEM BENEFIT CHG	108	42.000	4,536.00
TOTAL			334,112.67
TOTAL DUE			334,112.67

County Rate	Constant Yield	Difference
1.06	1.0351	= .0249

*If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.*

503931411.17257 \$331,023.83

AS
4/9/18

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

**FREDERICK
COUNTY
MARYLAND**

Property No	Year	Bill Type	Bill No.
02-039168	2019	FY	1306425

☐ Check here if your address changed
& enter changes on the reverse side

WASHREIT FREDERICK COUNTY SQ LLC
1775 EYE ST NW
SUITE 1000
WASHINGTON, DC 20006-2404

Return this coupon with your payment

Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-3,088.84	331,023.83
AUG	-1,544.42	332,568.25
SEP	0.00	334,112.67
OCT	3,341.13	337,453.80
NOV	6,682.25	340,794.92
DEC	10,023.39	344,136.06
JAN	13,364.51	347,477.18
FEB	16,705.64	350,818.31

Make checks payable to:

Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082019801306425800334112679000000000000

WASHINGTON REAL ESTATE INVESTMENT TRUST
2018 REAL ESTATE TAX RECONCILIATION
FREDERICK COUNTY SQUARE

ANNUAL TAX
02-039168

<i>TENANT NAME</i>	KMART #3131
<i>LEASE NUMBER</i>	36118
<i>UNIT</i>	0001
<i>GLA</i>	214,233
<i>TENANTS SQUARE FOOTAGE</i>	94,500

REAL ESTATE TAX EXPENSES:	ACTUALS	
REAL ESTATE TAX	362,640.03	331,023.83
LICENSES AND FEES	-	-
LEGAL FEES	-	N/A
TAX REFUNDS	-	-
REAL ESTATE TAX	\$ 362,640.03	331,023.83
OCCUPANCY PERCENTAGE		100%
TOTAL BILLABLE EXPENSES		331,023.83
PROPORTIONATE SHARE		44.11%
TOTAL ANNUAL REAL ESTATE TAX EXPENSE		146,017.43
TOTAL REAL ESTATE TAX DUE	\$	146,017.43

Make payment to:
Treasurer of Frederick County
30 N. Market Street
Frederick, MD 21701-5420
Phone: 301-600-1111
Office Hours: Mon-Fri, 8 AM-4 PM

Property Description:
20.11 AC
RT. 40 & BAUGHMAN'S LANE



Abstract

Total \$	18,476,100
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IF PAYING AFTER 04/19/2019,
PLEASE CONTACT OUR OFFICE
FOR THE CORRECT AMOUNT DUE!
ADDITIONAL FEES WILL BE
APPLIED. PAYMENT MUST BE
RECEIVED IN OUR OFFICE BY 4:00
PM ON 04/19/2019 TO AVOID
ADVERTISING.

NO PAYMENTS WILL BE ACCEPTED BY THE TREASURER'S OFFICE AFTER 4:00 PM ON MAY 10, 2019. THE TAX SALE WILL BE HELD MAY 13, 2019.